



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Mayté Santamaria, Senior Director of Planning & Environmental Resources
Development Review Committee

From: Devin Rains, Principal Planner *[Signature]*
Mike Roberts, Senior Administrator of Environmental Resources

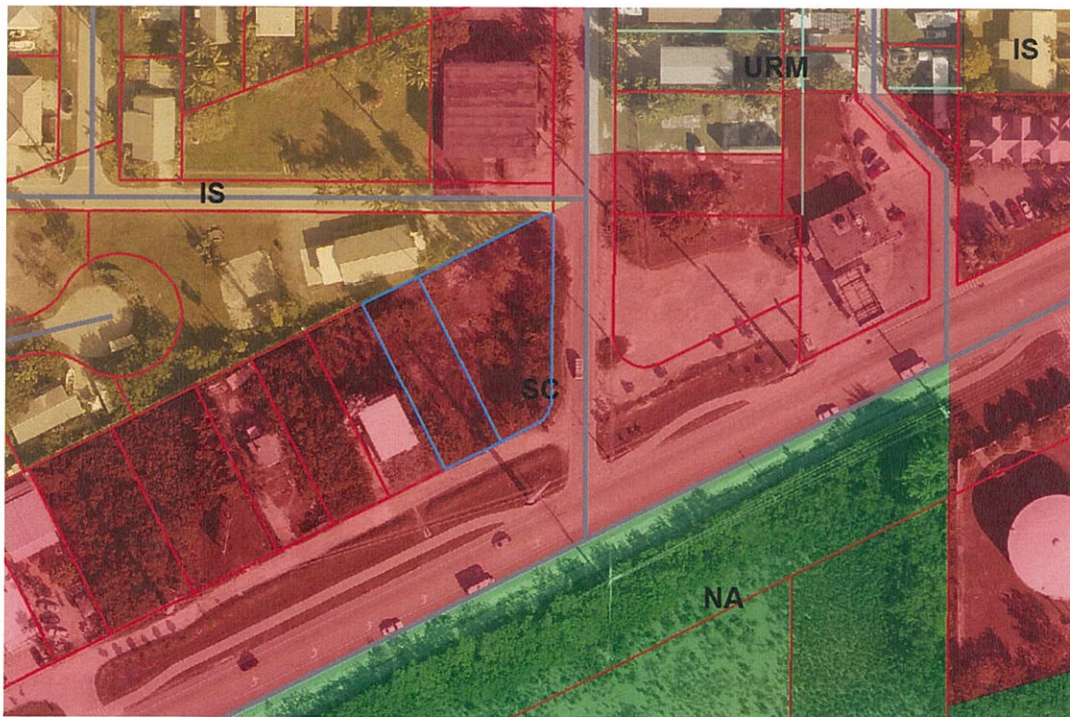
Date: January 11, 2017

Subject: *Request for a Minor Conditional Use Permit in order to develop a proposed light industrial use involving an automobile repair facility at vacant parcels on the corner of Overseas Highway and First Street, Big Coppitt Key, Mile Marker 10, Real Estate #s 00149380-000000 and 00149390-000000 (File # 2016-129)*

Meeting: January 24, 2017

I REQUEST

The applicant is requesting approval of a minor conditional use permit in order to develop a proposed light industrial use involving an automobile repair facility consisting of: a 4,250 square foot building with dimensions of 50 foot by 85 foot by 19 feet 2 inches tall consisting of automobile repair bays, storage, and related offices and waiting area. The development would include 13 parking spaces, landscaping, bufferyards, and other improvements.



Subject Property with Land Use District Overlaid (Aerial dated 2015)

1 II BACKGROUND INFORMATION:

2
3 **Address:** Corner of Overseas Highway and First Street, Big Coppitt Key, Mile Marker 10
4 (Gulf side of the Overseas Highway)

5 **Legal Description:** Lots 1 and Lot 2, Block 1, Amended Plat of Coppitt Subdivision (Plat
6 Book 4, Page 50), Big Coppitt Key, Monroe County, Florida, having real estate numbers
7 00149380-000000 and 00149390-000000

8 **Real Estate Numbers:** 00149380-000000 and 00149390-000000

9 **Property Owner/Applicant:** Delmar J. Lewis and Wayne D. Hehe

10 **Agent:** Barton W. Smith / Smith Oropeza Hawks

11 **Size of Site:** 00149380-000000 - 12,572 square feet commercial highway and 00149390-
12 000000 - 7,500 square feet commercial highway for a total of 20,072 square feet (based on
13 Monroe County's Property Record Cards)

14 **Land Use District:** Suburban Commercial (SC)

15 **Future Land Use Map (FLUM) Designation:** Mixed Use/Commercial (MC)

16 **Tier Designation:** III Infill Area

17 **Existing Use:** Vacant

18 **Existing Vegetation / Habitat:** Partially scarified with exotics and a small area of heavily
19 disturbed salt marsh.

20 **Community Character of Immediate Vicinity:** Institutional, commercial retail, light
21 industrial, and residential.

22
23 III RELEVANT PRIOR COUNTY ACTIONS:

24
25 None.

26
27 IV REVIEW OF APPLICATION:

28
29 Section 110-67 of the Monroe County Land Development Code (LDC) provides the
30 standards which are applicable to all conditional uses. When considering applications for a
31 conditional use permit, the Development Review Committee and Director of Planning &
32 Environmental Resources shall consider the extent to which:

33
34 (1) *The conditional use is consistent with the purposes, goals, objectives and policies of the*
35 *Comprehensive Plan and this Land Development Code:*

36
37 The proposed use is consistent with the purposes, goals, objectives and policies of the
38 2030 Comprehensive Plan and the Land Development Code.

39
40 Policies from the *Monroe County Year 2030 Comprehensive Plan* that directly pertain to
41 the proposed use include but are not limited to:

42
43 Policy 101.5.6: The principal purpose of the Mixed Use/Commercial (MC) future
44 land use category is to provide for the establishment of mixed use commercial land

use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

This future land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and nonresidential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited. The County shall continue to take a proactive role in encouraging the preservation and enhancement of community character and recreational and commercial working waterfronts.

In order to protect environmentally sensitive lands, the following development controls shall apply to all hammocks, pinelands, and disturbed wetlands within this land use category:

1. only low intensity commercial uses shall be allowed;
2. a maximum floor area ratio of 0.10 shall apply to nonresidential development; and
3. maximum net residential density shall be zero.

Policy 101.5.25: Monroe County hereby adopts the following density and intensity standards for the future land use categories, which are shown on the FLUM and described in Policies 101.5.1 - 101.5.20 [Section 163.3177(6)(a)1.,F.S.].

Future Land Use Densities and Intensities				Minimum Open Space Ratio ^(c)
Future Land Use Category And Corresponding Zoning	Residential ^(b)		Nonresidential	
	Allocated Density ^(a) (per upland acre)	Maximum Net Density ^{(a) (b)} (per buildable acre)	Maximum Intensity (floor area ratio)	
Mixed Use/Commercial (MC) ^{(b)(g)} (SC, UC, DR, RV, MU and MI zoning)	1 du (DR, MU, MI) 3 du (SC) 6 du (UC) Commercial Apartments (RV) ^(h) 5-15 rooms/spaces	2 du (MI) 6-18du (SC) ^(k) 12 du (UC) 12-18 du (MU) ^(k) 18 du (DR) 10-25 rooms/spaces	0.10-0.45 (SC, UC, DR, MU) <2,500 SF (RV) 0.30-0.60 (MI)	0.20

- (2) *The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development:*

1 The community character of the immediate vicinity is a mix of uses including
2 institutional, commercial retail, light industrial, and residential. The proposed use is
3 consistent with the community character.
4

- 5 (3) *The design of the proposed development minimizes adverse effects, including visual*
6 *impacts, of the proposed use on adjacent properties:*
7

8 As per LDC Section 130-93, light industrial uses in the Suburban Commercial land use
9 district are permitted as a minor conditional use if the parcel proposed for development is
10 separated from any established residential use by at least a class C bufferyard. The
11 adjacent and neighboring properties do not have an established residential use; therefore,
12 a class C bufferyard is not required. However, a class D district boundary bufferyard is
13 required along the northwest property line along the Improved Subdivision (IS) land use
14 district. This is consistent with the requirements of the Land Development Code and
15 minimizes visual impact of the proposed development
16

17 The proposed development is oriented such that the building frontage and parking is
18 toward U.S. 1 and First Street. This orientation minimizes adverse effects, including
19 visual impacts, of the proposed use on adjacent properties.
20

- 21 (4) *The proposed use will have an adverse impact on the value of surrounding properties:*
22

23 It is not anticipated that the proposed development will have an adverse impact on the
24 value of the surrounding properties.
25

- 26 (5) *The adequacy of public facilities and services, including, but not limited to:*
27

28 1. *Roadways:*
29

30 Level of Service (LOS): A traffic study was provided by KBP Consulting, Inc. The
31 projected trip generation and level of service of Overseas Hwy/U.S. 1 directly affect
32 whether or not the redevelopment may be permitted or prohibited. According to the
33 2015 U.S. 1 Arterial Travel Time and Delay Study, Segment 3 of U.S. 1 had a level
34 of service of "B" and has a maximum reserve capacity of 1,292 trips. The traffic
35 study submitted by the applicant shows an increase of eighty (80) daily vehicle trips
36 to and from the site based on the proposed development, which is well under the
37 number reserve trips available, therefore the level of service is adequate.
38

39 Localized Impacts & Access Management: The site currently does not have vehicular
40 access onto U.S. 1, and the applicant is not proposing any new access along Overseas
41 Highway/U.S. 1.
42

43 The Public Works Department shall review any proposed work within County public
44 rights-of-way. The applicant has proposed a new access drive along First Street. The
45 Department maintains the right to request revisions as it carries out its review of any
46 application for an access permit. It is the responsibility of the applicant to obtain all

1 required permits before starting work. In addition, new access drives must be
2 designed in accordance with the Land Development Code, which is addressed later in
3 this report.
4

5 2. *Stormwater*: The applicant has submitted drainage plans with the Conditional Use
6 application. A stormwater management plan consistent with the requirements of
7 Monroe County Land Development Code Section 114-3(h) must be submitted at time
8 of building permit application.
9

10 3. *Sewer*: The property has access to central wastewater. A letter of coordination with
11 the Florida Department of Health dated August 9, 2016 was submitted with the
12 application.
13

14 4. *Water*: The applicant has contacted, and shall coordinate with the Florida Keys
15 Aqueduct Authority. A letter of coordination with Florida Keys Aqueduct Authority
16 dated August 8, 2016 was submitted with the application.
17

18 5. *Refuse Disposal*: The site plan shows the location, size, and configuration of the
19 required solid waste/recycling collection area. A letter of coordination with Monroe
20 County Solid Waste dated August 3, 2016 was submitted with the application.
21

22 6. *Emergency Management*: The applicant has submitted a letter of coordination from
23 the Office of the Fire Marshal, email dated August 3, 2016, indicating no objection to
24 the proposed development.
25

26 (6) *The applicant for conditional use approval has the financial and technical capacity to*
27 *complete the development as proposed and has made adequate legal provision to*
28 *guarantee the provision and development of any open space and other improvements*
29 *associated with the proposed development:*
30

31 Staff has no evidence to support or disprove the applicant's financial and technical
32 capacity. No legal provisions related to open space or other improvements are required by
33 the County LDC.
34

35 (7) *The development will adversely affect a known archaeological, historical, or cultural*
36 *resource:*
37

38 The proposed redevelopment will not adversely affect a known archaeological, historical,
39 or cultural resource.
40

41 (8) *Public access to public beaches and other waterfront areas is preserved as part of the*
42 *proposed development:*
43

44 The property is not located adjacent to any public beaches or other waterfront areas.
45 Therefore, the proposed development will not have an adverse impact on public access to
46 a waterfront area.

1
2 (9) *The proposed use complies with all additional standards imposed on it by the particular*
3 *provision of this Land Development Code authorizing such use and by all other*
4 *applicable requirements:*

- 5
6 1. Residential Rate of Growth Ordinance (ROGO) (Section 138-19 – Section 138-28):
7 *Not applicable.*
8

9 The proposed development plan does not include any residential use.

- 10
11 2. Non-Residential Rate of Growth Ordinance (NROGO) (Section 138-47 – Section
12 138-56):
13

14 The proposed development plan includes an automobile repair facility consisting of
15 4,250 square feet of new nonresidential floor area. The proposed 4,250 square feet
16 shall be subject to the NROGO permit allocation system per LDC Section 138-49.
17

18 As defined in Monroe County Land Development Code Section 138-47,
19 *nonresidential floor area* means the sum of the total floor area for a nonresidential
20 building or structure, as defined in Monroe County Land Development Code Section
21 101-1.
22

- 23 3. Purpose of the SC District (Section 130-43): *In compliance.*
24

25 The purpose of the SC district is to establish areas for commercial uses designed and
26 intended primarily to serve the needs of the immediate planning area in which they
27 are located. This district should be established at locations convenient and accessible
28 to residential areas without the use of U.S. 1.
29

- 30 4. Permitted and Conditional Uses (Section 130-93): *In compliance.*
31

32 In the SC district, light industrials use may be permitted with a minor conditional use
33 permit, provided that:

- 34 a. The parcel proposed for development does not have an area of greater than two
35 acres;
36 b. The parcel proposed for development is separated from any established
37 residential use by at least a class C bufferyard; and
38 c. All outside storage areas are screened from adjacent use by a solid fence, wall
39 or hedge at least six feet in height.
40

41 In the SC district, light industrials use may be permitted with a minor conditional use
42 permit. Definitions related to light industrial use as found in LDC Section 101-1 –
43 Definitions are as follows:

44 *Heavy industrial use* means an industrial use with greater than average potential
45 impacts on the environment and that is characterized by significant impacts on
46 adjacent uses in terms of noise, hazards and odors, such as junkyards, marine

1 railways and dry docks, bulk petroleum storage, and resource extraction where
2 more than 20 percent of the use takes place outside of an enclosed building or
3 where exterior storage equals or exceeds building floor area.

4 *Industrial use* means a use devoted to the manufacture, warehousing, assembly,
5 packaging, processing, fabrication, storage or distribution of goods and materials
6 whether new or used or the substantial refinishing, repair and/or rebuilding of
7 vehicles or boats.

8 *Light industrial use* means an industrial use that is not a heavy industrial use. See
9 "Industrial use."

10
11 The combined area of the two parcels is less than two acres. The adjacent and
12 neighboring properties do not have an established residential use; therefore, a class C
13 bufferyard is not required. No outside storage area has been proposed. The proposed
14 use is consistent with the definition of light industrial use. The proposed use is
15 consistent with the requirements of Section 130-93 for light industrial use in the SC
16 land use district and requires a minor conditional use permit.

17
18 5. Maximum Residential Density and Nonresidential Land Use Intensities (LDC
19 Sections 130-157, 130-162 & 130-164): *Compliance to be determined.*

20
21 The proposed development plan does not include any residential use.

22
23 The proposed development includes 4,250 square feet of new nonresidential floor
24 area that would be subject to the floor area ratio. In the SC land use district, the
25 Maximum Floor Area Ratio for light industrial use is 0.30.

26
27 In the MC Future Land Use category, pursuant to Policy 101.5.6 2. a maximum floor
28 area ratio of 0.10 shall apply to nonresidential development in disturbed wetlands
29 within this land use category (MC). The site contains a small area of disturbed salt
30 marsh wetlands. The wetlands will need to be delineated and shown on the site plan
31 to determine compliance with this policy.

32
33 Therefore, the maximum allowed floor area allowed is yet to be determined. The
34 property consists of 20,072 square feet total area. The calculation of maximum floor
35 area is: ((total area 20,072 square feet minus the area of wetland) multiplied by the
36 ratio of 0.30)) plus (area of wetland multiplied by the ratio of 0.10) equals the
37 maximum floor area.

38
39 In the SC district, the floor area allowed for the use proposed is as follows:

<i>Land Use</i>	<i>Floor Area Ratio (FAR)</i>	<i>Site Area (S.F.)</i>	<i>Maximum Allowed (S.F.)</i>	<i>Amount of Floor Area (S.F.)</i>	<i>Potential Used (%)</i>
Light Industrial	0.30	TBD*	TBD		
Disturbed Wetland	0.10	TBD*	TBD		
Total			TBD	4,250	TBD

40 *Wetland delineation required in order to determine area

1 It is estimated that greater than 14,200 square feet of site area will not be delineated
2 as disturbed wetland. Using this estimation, 14,200 multiplied by 0.30 FAR equals
3 4,260 of allowed floor area (exceeding the proposed floor area). The area of disturbed
4 wetland would also contribute allowed floor area at 0.10 FAR. It is estimate there
5 would be adequate allowed floor area for the proposed development. These are
6 estimates only. The wetlands will need to be delineated and shown on the site plan to
7 determine compliance with this policy.
8

- 9 6. Required Open Space (LDC Sections 118-9; 118-12; 130-157; 130-162; & 130-164):
10 *In compliance.*
11

12 In the SC district, there is a general required open space ratio (OSR) of at least 0.20
13 or 20%. According to the site plan submitted with this application, the property
14 consists of 20,072 square feet of upland area. Therefore, 4,014 square feet of upland
15 is required to remain as open space. According to the site plan submitted with this
16 application, 8,486 square feet of open space (or 0.42 OSR) is proposed.
17

- 18 7. Required Setbacks (LDC Sections 118-12 & 130-186): *In compliance.*
19
20

In the SC district, the required non-shoreline setbacks are as follows:

<i>Land Use District/ Land Use</i>	<i>Primary Front Yard (ft.)</i>	<i>Secondary Front Yard (ft.)</i>	<i>Primary Side Yard (ft.)</i>	<i>Secondary Side Yard (ft.)</i>	<i>Rear Yard (ft.)</i>
SC	25	15	10	5	10

21 The subject property is located on the northwest corner of Overseas Highway (U.S. 1)
22 and First Street. The property has a required Primary Front Yard setback of 25 feet
23 along the U.S. 1 right-of-way. The property has a required Secondary Front Yard
24 setback of 15 feet along the First Street right-of-way. A secondary side yard setback
25 of 5 feet is required along the southwestern property line, which is the side opposite
26 from First Street. A 10-foot rear yard setback is required along the northwestern
27 property line, which is the side opposite from U.S. 1. No primary side yard setback is
28 required.
29
30

31 The site plan demonstrates compliance with the required setbacks.
32

- 33 8. Shoreline Setback (Section 118-12): *Not applicable.*
34

- 35 9. Maximum Height (Section 130-187): *In compliance*
36

37 No structure or building shall be developed that exceeds a maximum height of 35
38 feet. The structure has a proposed height of 19'-2" above existing grade elevation of
39 3.0 (NGVD 29). Per LDC Section 101-1 "Grade means the highest natural elevation
40 of the ground surface, prior to construction, next to the proposed walls of a structure,
41 or the crown or curb of the nearest road directly adjacent to the structure, whichever
42 is higher." This is consistent with the survey provided.

10. Surface Water Management Criteria (Section 114-3): *In compliance*

The revised plans (dated 12/23/2016) include a combination of swales and trench drain that meet the water quantity and water quality criteria in Section 114-3.

11. Wastewater Treatment Criteria (Section 114-5): *in compliance*

The property has access to central wastewater. A letter of coordination with the Florida Department of Health dated August 9, 2016 was submitted with the application.

12. Fencing (Section 114-20): *Not applicable.*

Fencing is not being reviewed as part of this application. Any new fencing shall be reviewed independently for compliance as an accessory structure/use under a building permit application.

13. Floodplain Management (Sections 122-1 – 122-6): *Full compliance to be determined upon building permit application review.*

The site is designated within AE-10 flood zone on the Federal Emergency Management Agency (FEMA) flood insurance rate maps. All new structures must be built to floodplain management standards that meet or exceed those for flood protection. Nonresidential structures in AE zones must be flood proofed a minimum of 1 foot above the base flood elevation for this type of use. Full compliance to be determined upon building permit application review

14. Energy Conservation Standards (Section 114-45): *Full compliance to be determined upon building permit application review.*

The development proposal includes the following required energy conservation measures: the installation of native plants in required landscaping, which will reduce the requirements for water and maintenance; and the installation of shade trees, which will provide shade for parking areas.

Not enough information was provided to determine if the development proposal includes the following required energy conservation measures: prohibition of deed restrictions or covenants that would prevent or unnecessarily hamper energy conservation efforts; installation of energy-efficient lighting for streets, parking areas, recreation areas, and other interior and exterior public areas

Note: Structural energy conservation standards would be applicable for the proposed office building.

- 1 15. Potable Water Conservation Standards (Section 114-46): *Full compliance to be*
2 *determined upon building permit application review.*
3

4 The proposed building does not include shower facilities.
5

- 6 16. Environmental Design Criteria and Mitigation Standards (Section 118-6, 118-7 &
7 118-8): *Compliance to be determined.*
8

9 The subject parcel was recently dominated by Australian pines which were removed.
10 The parcels are currently a mix of exotics, scarified uplands and heavily disturbed
11 buttonwood/salt marsh wetlands. The wetland on the parcels was identified in the
12 County's Advance Identification of Wetlands (ADID) and assigned a KEYWEP
13 Score of 3.1. In accordance with Section 118-10(4)f. low functional capacity
14 wetlands are those wetlands that score less than 4.6 or are assigned a green-flag
15 designation as suitable for development. These wetlands are suitable for development
16 with appropriate mitigation. Wetlands determined by KEYWEP to have moderate or
17 low functional capacity (those wetlands that score below 7.0 or are assigned a green
18 flag) are suitable for filling with appropriate mitigation, as determined by the Florida
19 Department of Environmental Protection (DEP) and the U.S. Army Corps of
20 Engineers (ACOE). All such projects shall require documentation that all aspects of
21 DEP and ACOE mitigation have been satisfied prior to commencement of
22 construction.
23

- 24 17. Required Off-Street Parking (Section 114-67): *Full compliance to be determined.*
25

26 The development would be subject to the following off-street parking requirements:
27

<i>Specific Use Category</i>	<i>Minimum Required Number of Parking Spaces Per indicated Unit of Measure</i>	<i>Quantity of Proposed Service/Repair Bays or Floor Area</i>	<i>Required Spaces</i>	<i>Proposed Spaces</i>
Repair and or servicing of vehicles	3.0 spaces per service/repair bay; or 3.0 spaces / 1,000 SF nonresidential floor area within building, whichever is greater, the service/repair bays shall not be counted as parking spaces	3 Bays	9 spaces	13 spaces
		4,250 square feet of floor area	13 spaces	
TOTAL			13 spaces	

28 The calculations are based on the description and calculations provided by the
29 applicant stating that the proposed number of service/repair bays is three (3).
30 Although there are three (3) overhead doors, the configuration and size of the interior
31 repair area could accommodate more than three (3) service/repair bays. If more bays
32 are proposed, then the number of required parking spaces would increase. If the
33

1 number of service/repair bays is the same as the number of overhead doors, then the
2 off-street parking would be in compliance. Thirteen (13) parking spaces are proposed,
3 which is sufficient for four (4) service/repair bays. No interior details regarding repair
4 equipment were provided in order to confirm the number of service/repair bays.
5

6 Staff recommends, prior to approval of the Minor CUP, the application clarify the
7 proposed number of service/repair bays and submit revised plans with interior details
8 as needed.
9

10 Bicycle parking is indicated on the site plan as required per LDC Section 114-67(k).
11

12 18. Required Loading and Unloading Spaces (Section 114-69): *In compliance.*
13

14 All nonresidential uses with a gross floor area of 2,500 to 19,999 square feet are
15 required to have one 11 feet x 55 feet loading and unloading space. The proposed site
16 plan shows one loading and unloading space of 11 feet by 55 feet.
17

18 19. Required Landscaping (Sections 114-99 –114-105): *In compliance.*
19

20 The SC District requires a Class ‘A’ parking lot landscaping standard. The revised
21 plans meet the requirements of the Class A standard for the 13 spaces provided.
22 However, staff strongly recommends that the landscape plan be modified to include
23 shrubs and understory trees be provided in the perimeter landscape areas rather than
24 concentrated in the islands.
25

26 20. Scenic Corridors & Bufferyards (Sections 114-124 –114-130, 130-93): *In*
27 *compliance.*
28

29 A Class C major street buffer is required adjacent to U.S. 1. A Class C buffer may be
30 10 feet, 15 feet, 20 feet or 25 feet in width. The revised plans include the required
31 buffer (10 feet) with the appropriate plant densities.
32

33 Land use district bufferyards are required. As per Section 130-93(b)(7)b., light
34 industrial uses are permitted as minor conditional uses in the SC land use district
35 provided that “the parcel proposed for development is separated from any established
36 residential use by at least a class C bufferyard.” The adjacent and neighboring
37 properties do not have an established residential use; therefore, a class C bufferyard is
38 not required. The 10-foot rear yard setback coincides with a required Class D district
39 boundary buffer which is depicted on the revised plan with the appropriate plant
40 densities.
41

42 21. Outdoor Lighting (Sections 114-159 – 114-162): *Full compliance to be determined*
43 *upon building permit application review.*
44

1 The proposed outdoor lighting is not being reviewed as part of this application. It
2 shall be reviewed independently for compliance as an accessory use under a building
3 permit application.
4

- 5 22. Signs (Sections 142-1 – 142-7): *Full compliance to be determined upon building*
6 *permit application review.*
7

8 Signage is not being reviewed as part of this application. It shall be reviewed
9 independently for compliance as an accessory use under a building permit
10 application.
11

- 12 23. Access Standards (Sections 114-195 –114-201): *In compliance.*
13

14 The Public Works Department shall review any proposed work within County public
15 rights-of-way. The applicant has proposed a new access drive along First Street. The
16 Department maintains the right to request revisions as it carries out its review of any
17 application for an access permit. It is the responsibility of the applicant to obtain all
18 required permits before starting work. In addition, new access drives must be
19 designed in accordance with the Land Development Code.
20

- 21 24. Solid Waste / Recycling (Section 114-21): *Compliance to be determined.*
22

23 Any nonresidential development requiring a certificate of occupancy or certificate of
24 compliance shall make adequate provision for a recycling collection area. For
25 nonresidential buildings consisting of 0 to 5,000 SF of floor area, there shall be at
26 least one collection area of at least 82 square feet. The site plan shows a solid
27 waste/recycling collection area of 84.5 square feet. Pursuant to LDC Section 114-
28 21(7) Location, "The collection area should be designed to be easily accessible by all
29 collection vehicles." The collection area is located behind the accessible parking
30 space and will not be reachable by a collection vehicle. The containers shown in the
31 site plan appear to be individual containers intended for curb-side collection. Please
32 provide clarification that the collection vehicle can access the containers during the
33 collection process. A letter of coordination from Will Thompson, Monroe County
34 Director of Solid Waste states "I have reviewed your plans for lots 1 and 2, 1st
35 Street, Big Coppitt Key, and have no objections to this project."
36

- 37 25. Accessibility (Chapter 533, Florida Statutes): *Full compliance to be determined upon*
38 *submittal to Building Department.*
39

40 All standards and requirements of the American with Disabilities Act (ADA) must be
41 met.
42

43 V RECOMMENDED ACTION:
44

45 Staff recommends approval with the following conditions:
46

1. Prior to the issuance of any development order approving the minor conditional use permit, the applicant shall submit a revised a site plan with the following:
 - a. The limits of the disturbed wetlands on the site with the area (square footage) included.
 - b. Revised floor area ratio calculations based on the presence of disturbed wetlands.
 - c. Clarify number of proposed service/repair bays in order to determine if off-street parking is in compliance.
 - d. Demonstrate compliance with the location standards per LDC Section 114-21(7) for solid waste and recycling. Provide clarification that the collection vehicle can access the containers during the collection process.
2. A minor conditional use permit is not a final approval for certain development. The applicant shall obtain a building permit(s) for any improvement requiring such an approval.
3. The scope of work has not been reviewed for compliance with Florida Building Code. Prior to the issuance of Building Permits, new development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, and the Office of the Fire Marshal.
4. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.

VI PLANS REVIEWED:

1. Site Plan, Floor Plan, and Elevations signed and sealed by Allen Perez, Perez Engineering & Development Inc., 12/7/2016.
2. Boundary Survey by Island Surveying, Inc., Frederick Hilderbrandt, Surveyor revision date 9/30/2015.
3. Traffic Study by KBP Consulting, Inc. November 23, 2016